

**CASTAWAYS MARINA
PLANNED COMMUNITY DISTRICT REGULATIONS**

Adopted February 24, 1992
Ordinance No. 91-48
Amendment No. 743

Castaways Marina
Planned Community District Regulations

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INTRODUCTION

The Castaways Marina Planned Community District has been developed in accordance with the Newport Beach General Plan.

The purpose of this Planned Community is to provide a method whereby property may be classified and developed for commercial marina uses. The specifications of this district are intended to provide land use and development standards supportive of the development proposal contained herein while ensuring compliance with the intent of all applicable regulatory codes.

Whenever the regulations contained herein conflict with the regulations of the Newport Beach Municipal Code, the regulations contained herein shall take precedence. The Municipal Code shall regulate this development when such regulations are not provided within these district regulations. All development within the Planned Community boundaries shall comply with all provisions of the Uniform Building Code and various mechanical codes related thereto.

34 - 42' SLIPS

37 - 40' SLIPS

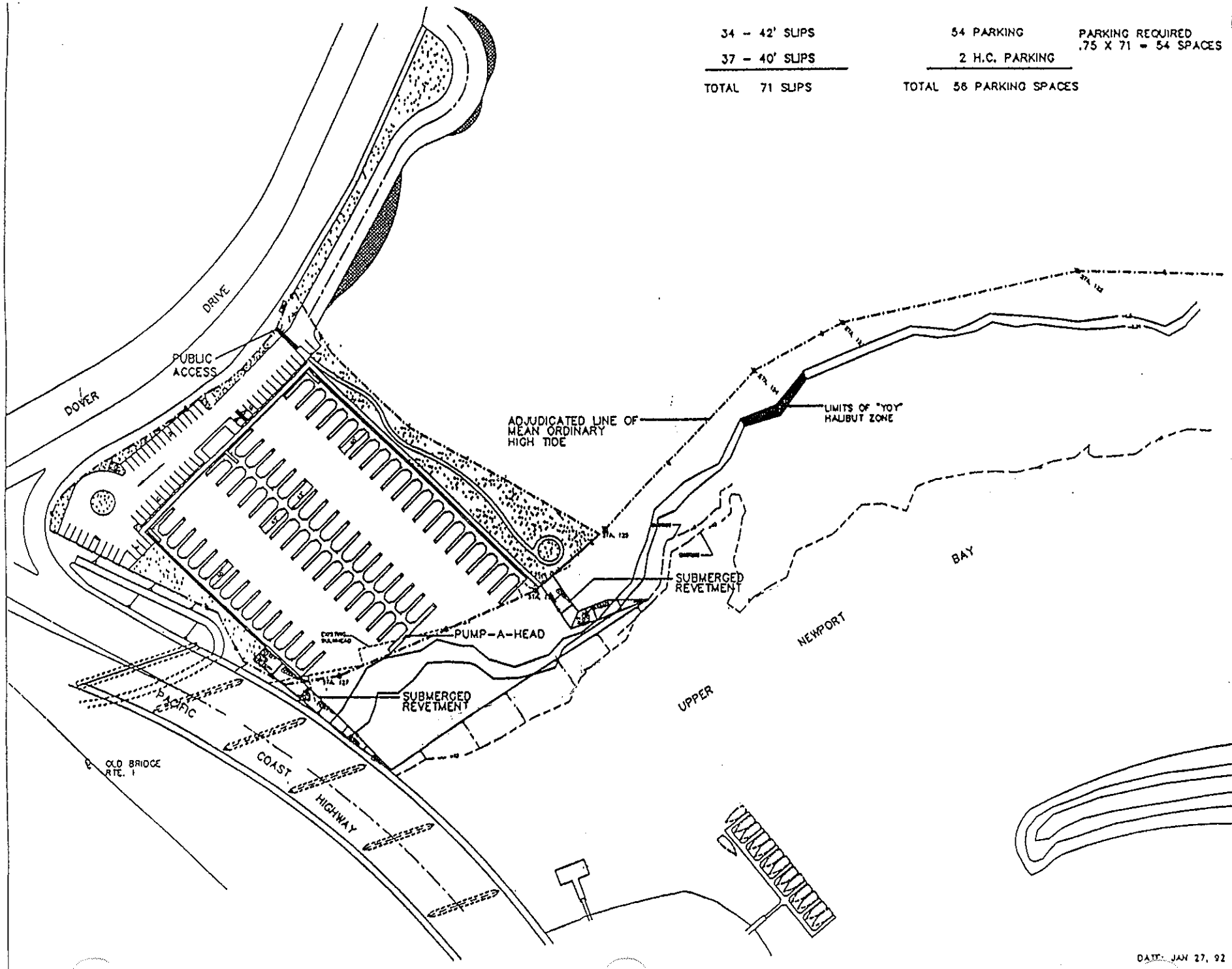
TOTAL 71 SLIPS

54 PARKING

2 H.C. PARKING

TOTAL 56 PARKING SPACES

PARKING REQUIRED
.75 X 71 = 54 SPACES



CASH & ASSOCIATES DOKKERS	
CA	
DATE	REV
1/27/92	1
71 SLIP PLAN	
CASTANHA'S MARINA	
CONCEPT LAYOUT - B	
DATE: JAN 27, 92	

SECTION I. STATISTICAL ANALYSIS (For Analysis Purposes Only)

Land Use	Area	Acres	Development <u>Units</u>
Marina	1	4	71 boat slips

SECTION II. GENERAL NOTES

1. **Water Service.** Water within the Planned Community will be furnished by the City of Newport Beach.
2. **Sewage Disposal.** Sewage disposal facilities within the Planned Community will be provided by Orange County Sanitation District No. 5. Prior to the issuance of any building permits, it shall be demonstrated to the satisfaction of the Planning Department that adequate sewer facilities will be available. Prior to the occupancy of any structure, it shall be further demonstrated that adequate sewer facilities exist.
3. **Grading and Erosion.** Grading and erosion control shall be carried out in accordance with the provisions of the City of Newport Beach Grading Ordinance and shall be subject to permits issued by the Building and Planning Department.
4. **Screening.** All mechanical appurtenances on building rooftops and utility vaults shall be screened from view in a manner compatible with the building materials, and noise associated with said noise generators shall be attenuated to acceptable levels in receptor areas. The latter shall be based upon the recommendations of a qualified acoustical engineer and be approved by the planning Department.
5. **Archaeological/Paleontological.** Prior to the issuance of grading permits, the site shall be examined to determine the existence and extent of archaeological and paleontological resources in accordance with adopted City policies.
6. Any fire equipment access shall be approved by the Fire Department.
7. The final design of on-site pedestrian and bicycle circulation shall be reviewed and approved by the Public Works Department and the Planning Department.
8. All buildings shall meet Title 24 requirements. Design of buildings shall take into account the location of building air intake to maximize ventilation efficiency, the incorporation of natural ventilation, and implementation of energy conserving heating and lighting systems.
9. Water conservation design features shall be incorporated into building construction.
10. Exposed slopes, if any, shall be stabilized as soon as possible to reduce erosion.
11. Public or private streets shall meet City standards.
12. All utilities shall be underground.

SECTION III. DEFINITIONS

The following definitions refer to the permitted uses in the development standards contained in this Ordinance.

1. **Streets - Dedicated and Private**

Reference to all streets or rights-of-way within this ordinance shall mean dedicated vehicular rights-of-way. In the case of private or non-dedicated streets, a minimum setback from the right-of-way line of said streets of five (5) feet shall be required for all structures. Except for sidewalks or access drives, this area shall be landscaped according to the setback area standards for dedicated streets contained herein.

SECTION IV. COMMERCIAL MARINA (AREA 2)

A. Intent.

It is intended that Area 1 of the Castaways Planned Community District be developed as a commercial marina comprised of 71 boat slips and appurtenant facilities.

B. Permitted Uses.

1. Commercial marina
2. Parking facilities intended to serve marina users
3. Accessory structures or uses normally associated with a commercial marina operation. Such accessory uses may include a marina office, rest rooms, maintenance facilities, and other uses of a similar nature as may be determined by the Director of Planning.
4. Temporary structures and uses as specified in Section 20.30.015 (General Controls - Commercial Districts) of the Newport Beach Municipal Code.
5. Signs as provided in Section C5 below.

C. Development Standards

1. Development Limits: 71 boat slips
2. Building Height: 26 feet measured from finished grade
3. Setback Requirements: No building shall be located closer than 35 feet to Pacific Coast Highway or closer than 35 feet to Dover Drive.
4. Parking: Parking spaces shall be required at a ratio of .75 spaces per boat slip.
5. Signs: Two monument signs, not to exceed 20 sq.ft. each, are permitted at the vehicle entry off Dover Drive. The location of the signs shall be approved by the City Traffic Engineer to ensure adequate sight distance. One facility identification sign adjacent to Pacific Coast Highway, not to exceed 20 sq.ft., shall be permitted.